

82-229-A  
PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.3.1 to permit a sideyard setback of 4 feet instead of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1.) larger family required more bedroom space.
- 2.) to add another bathroom (presently have only one)
- 3.) the sideyard is not used space and is more practical than extending out the back with limited backyard.
- 4.) the existing garage would be destroyed and the garage would be an addition to the basement level of the sideyard allowing for storage of my two trailers thereby enhancing the neighborhood

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Date  
City and State  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
City and State  
Attorney's Telephone No.:  
Address  
City and State

Legal Owner(s):  
James Wallace Paul  
(Type or Print Name)  
Signature  
Date  
City and State  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
City and State  
Attorney's Telephone No.:  
Address  
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of February, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of April, 1982, at 9:30 o'clock A.M.

(over)

Mr. & Mrs. James V. Paul  
7326 Yorktowne Drive  
Towson, Maryland 21204

cc: AFR Assoc's, Inc.  
7427 Harford Road  
Baltimore, Maryland 21234

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th day of February, 1982.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner James V. & Margaret I. Paul  
Petitioner's Attorney  
Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NE/S of Yorktowne Dr., 157'  
NE of Stevenson La., 9th District : OF BALTIMORE COUNTY

JAMES WALLACE PAUL, et ux, : Case No. 82-229-A  
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated thereto, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
474-2188

I HEREBY CERTIFY that on this 24th day of March, 1982, a copy of the foregoing Order was mailed to Mr. & Mrs. James Wallace Paul, 7326 Yorktowne Drive, Towson, Maryland 21204, Petitioners.

John W. Hession, III  
People's Counsel for Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 82-229-A  
Date: March 31, 1982

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:mcc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

April 23, 1982

Mr. & Mrs. James V. Paul  
7326 Yorktowne Drive  
Towson, Maryland 21204

RE: Item No. 147  
Petitioner - James V. & Margaret I. Paul  
Variance Petition

Dear Mr. & Mrs. Paul:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari  
Chairman  
Zoning Plans Advisory Committee

ENC:mc

Enclosures

cc: A P R Associates, Inc.  
7427 Harford Road  
Baltimore, Maryland 21234

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 22, 1982

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #147 (1981-1982)  
Property Owner: James V. & Margaret I. Paul  
N/E Yorktown Drive 157' N/W of Stevenson Lane  
District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Additional fire hydrant protection is required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 147 (1981-1982).

Very truly yours,  
Robert A. Morton, P.E., Chief  
Bureau of Public Services

RAM:EAM:FW:es

cc: William Munchel

N-W Key Sheet  
32 NE 2 Top. Sheet  
NE 8A Topo  
70 Tax Map

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

April 8, 1982

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: ZAC Meeting of February 16, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 143 to 147.

Sincerely,  
Michael S. Flanigan  
Engineering Associate II

MSF/rj;

147  
4/27  
82-229-A  
Paul



Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/weakens result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of June, 1982, that the Petition for Variance(s) to permit a side yard setback of seven feet in lieu of the required ten feet, for the expressed purpose of constructing an addition to the existing dwelling to increase the habitable area, is hereby GRANTED, from and after the date of this Order, subject, however, to a revised site plan, reflecting a reduction in the size of the proposed addition to conform with the variance granted herein and showing that the existing garage and parking pad are to be razed and removed, being submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE June 21, 1982

BY [Signature]

ADMINISTRATIVE ASSISTANT

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

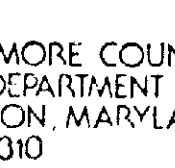
William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: February 19, 1982  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #137 - Paul C. & Karne A. Riesner
- Item #139 - Frederick & Sharon Leavitt
- Item #141 - Kenneth W. & Sharon A. Daniels
- Item #142 - Edward E. & Louise Smith
- Item #144 - L. Glen & Patricia D. Rock
- Item #147 - James W. & Margaret I. Paul
- Item #148 - Paul J. & Ruth A. Glace
- Item #151 - Harry S. & Dorothea S. Cook
- Item #152 - Norbert Muench
- Item #153 - Evan S. & Nancy J. Evans

IJF/rth

[Signature]  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

April 8, 1982

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Connodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: James W. and Margaret I. Paul

Location: NE/S Yorktown Drive 157' N/W of Stevenson Lane

Item No.: 147

Zoning Agenda: Meeting of February 16, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle driveway condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/nb/cn

4/27 82-229



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI JR.  
DIRECTOR

March 2, 1982

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #147 Zoning Advisory Committee Meeting, February 16, 1982 are as follows:

Property Owner: James W. & Margaret I. Paul  
Location: NE/S Yorktown Drive 157' N/W of Stevenson Lane  
Existing Zoning: D.R. 5.5  
Proposed Zoning:

Across:

District:

The items checked below are applicable: 1981

X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X B. A building/\_\_\_\_\_ permit shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction no openings permitted within 6' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 305.101.

I. Comments -

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
[Signature]  
Charles E. Burnham, Chief  
Plans Review

CEB:rmj

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 22, 1982

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: February 16, 1982

RE: Item No: 143, 144, 145, 146, 147  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

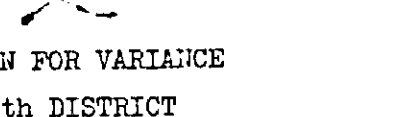
District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
[Signature]  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



PETITION FOR VARIANCE  
9th DISTRICT

ZONING: Petition for Variance  
LOCATION: Northeast side of Yorktowne Dr., 157 ft. Northeast of Stevenson La.  
DATE & TIME: Tuesday, April 27, 1982 at 9:30 A.M.  
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 4 feet instead of the required 10 feet.

The Zoning Regulation to be excepted as follows:

Section 1802.3.C.1 - Minimum side yard setback in a D.R.5.5 Zone

All that parcel of land in the Ninth District of Baltimore County

Being the property of James Wallace Paul, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 27, 1982 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## DESCRIPTION

Beginning at a point on the northeast side of Yorktowne Drive, 157' northwest of Stevenson Lane and known as lot 39 of the plat of Yorktowne and recorded among the land records of Baltimore County in Plat Book 12, Folio 50.  
Also known as 7326 Yorktowne Drive.



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 14, 1982

Mr. & Mrs. James Wallace Paul  
7326 Yorktowne Drive  
Towson, Maryland 21204

RE: Petition for Variance  
NE/S of Yorktowne Dr., 157' NE of Stevenson Lane - 9th Election District  
James Wallace Paul, et ux - Petitioner  
NO. 82-22; A (Item No. 147)

Dear Mr. & Mrs. Paul:

This is to advise you that \$44.45 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to The Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

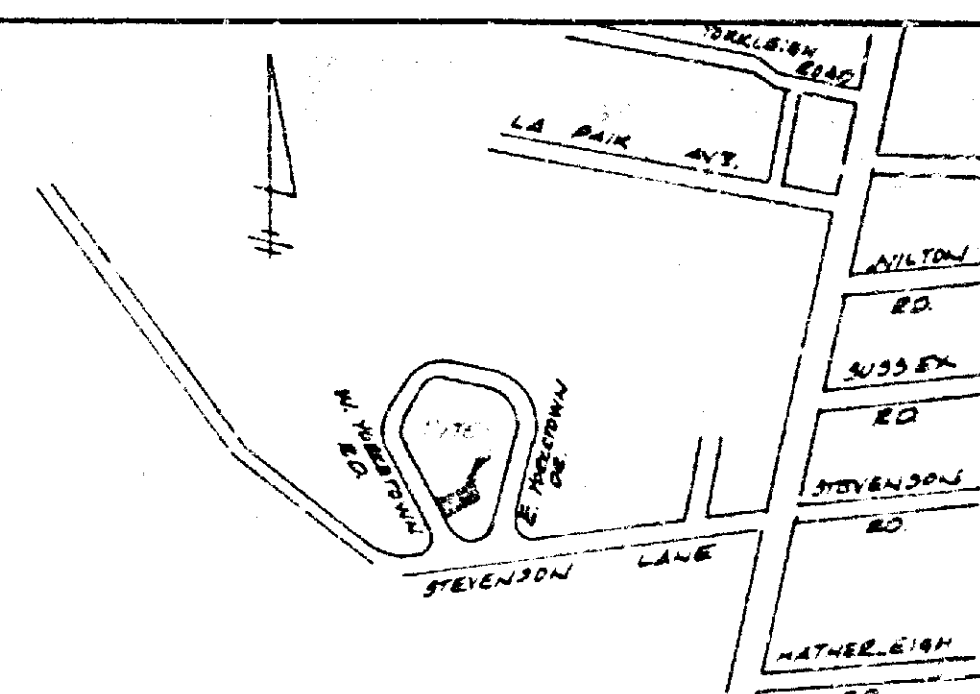
Very truly yours,  
[Signature]  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/mc





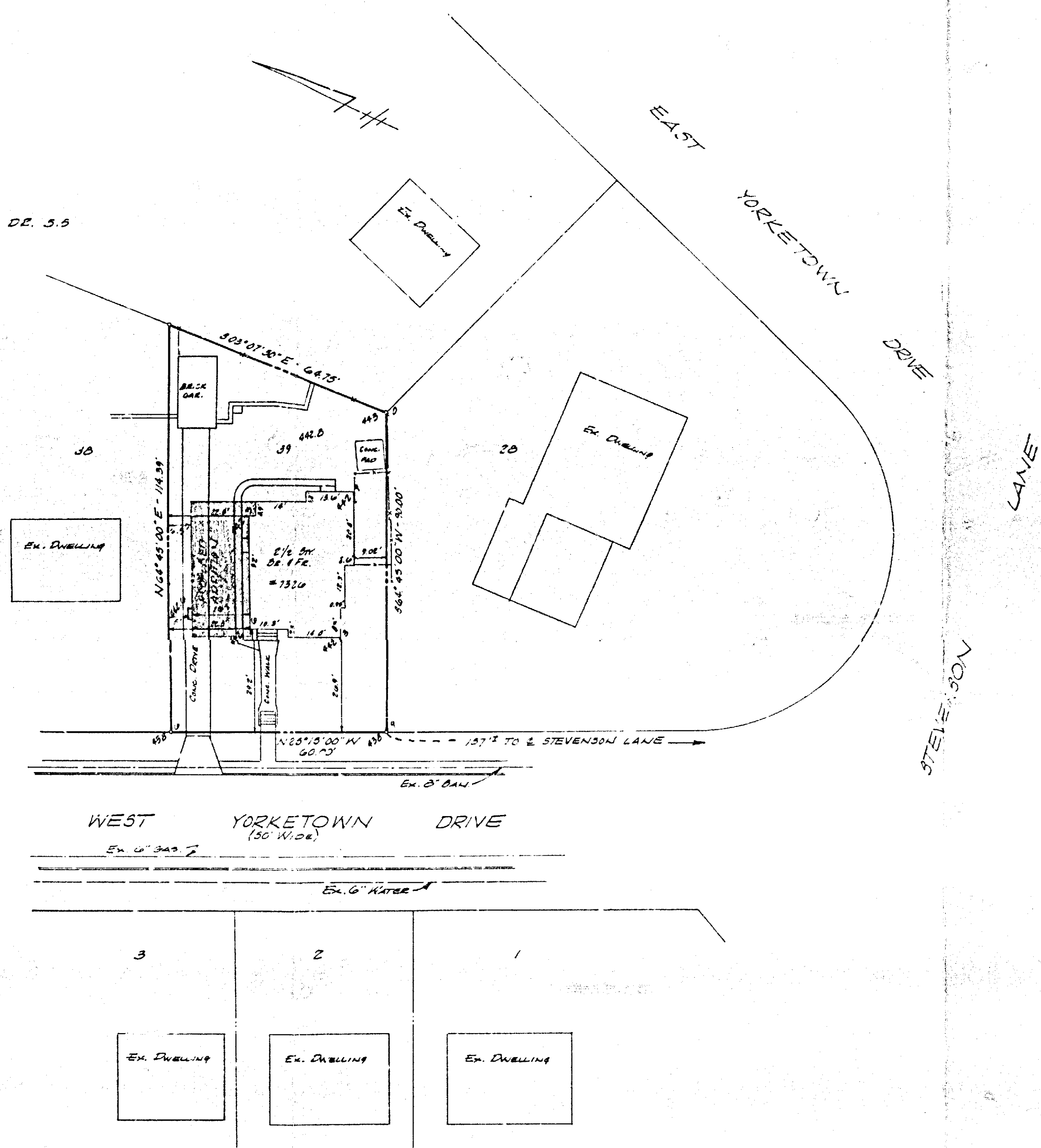




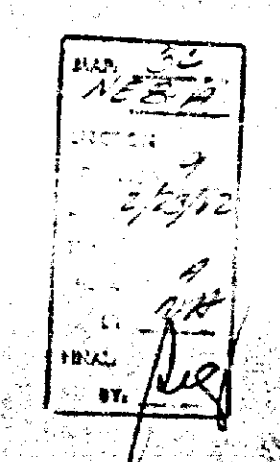
VICINITY MAP  
SCALE 1"=500'

EX. ZONING DE. 3.5

PLAT OF  
YORKETOWN  
12/90



# PETITIONER'S EXHIBIT 1



REASON FOR PETITION IS TO CHANGE  
SIDE YARD REQUIRED ALONG NORTHERLY  
LOT LINE FROM 13' TO 5'.

Item #117

**apr** associates, inc.  
surveyors-engineers

204-708 E. MAIN STREET  
ELKTON, MD 21921  
PHONE 398-7788

7427 HANFORD ROAD  
BALTIMORE, MD 21234  
PHONE 444-4311

PLAT TO ACCOMPANY  
PETITION FOR VARIANCE

\*7326 W. YORKETOWN DRIVE

5TH ELECTION DISTRICT  
BALTIMORE COUNTY,  
MARYLAND

SCALE 1"=500' NOV 14 1981